



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: December 09, 2015

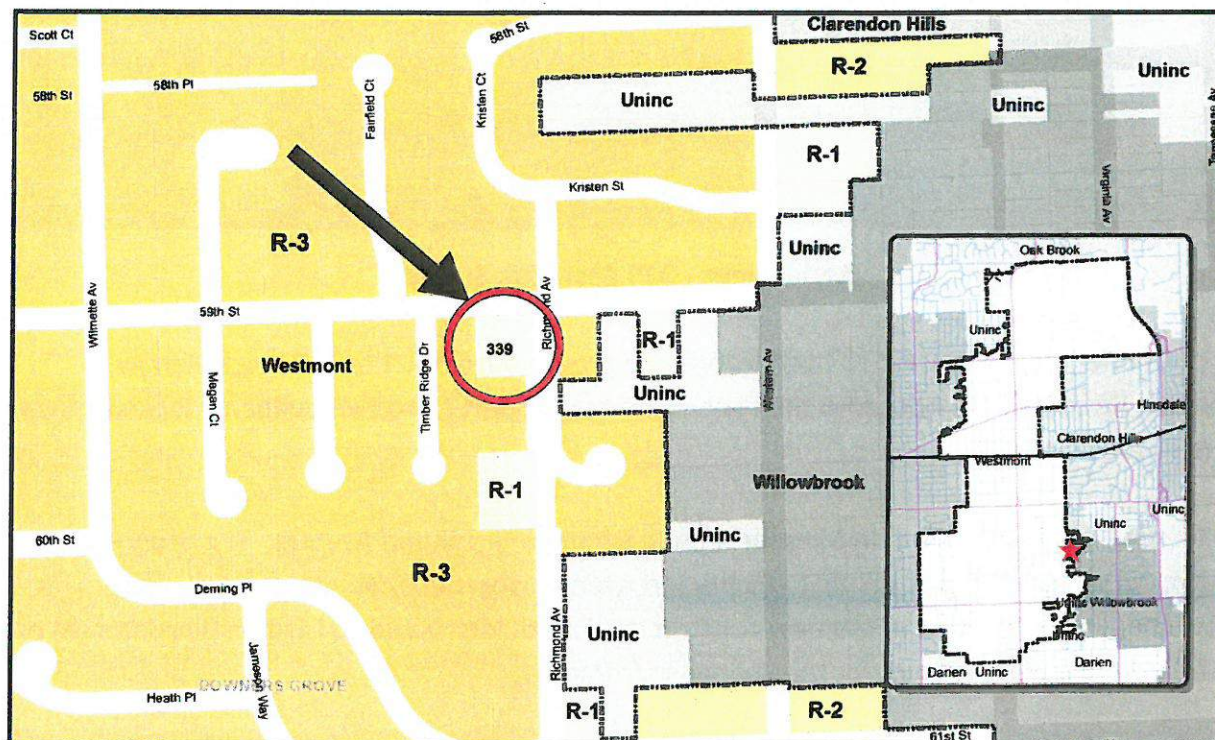
P/Z 15-028

TITLE: EMS Construction regarding the residential property located at 339 East 59th Street, Westmont, IL 60559 for the following:

- (A) Map Amendment request to rezone the property from R-1 Single Family Detached Residence District to R-3 Single Family Detached Residence District.
- (B) Preliminary Plat of Subdivision request to split one lot into two buildable lots in the R-3 Single Family Detached Residence District.

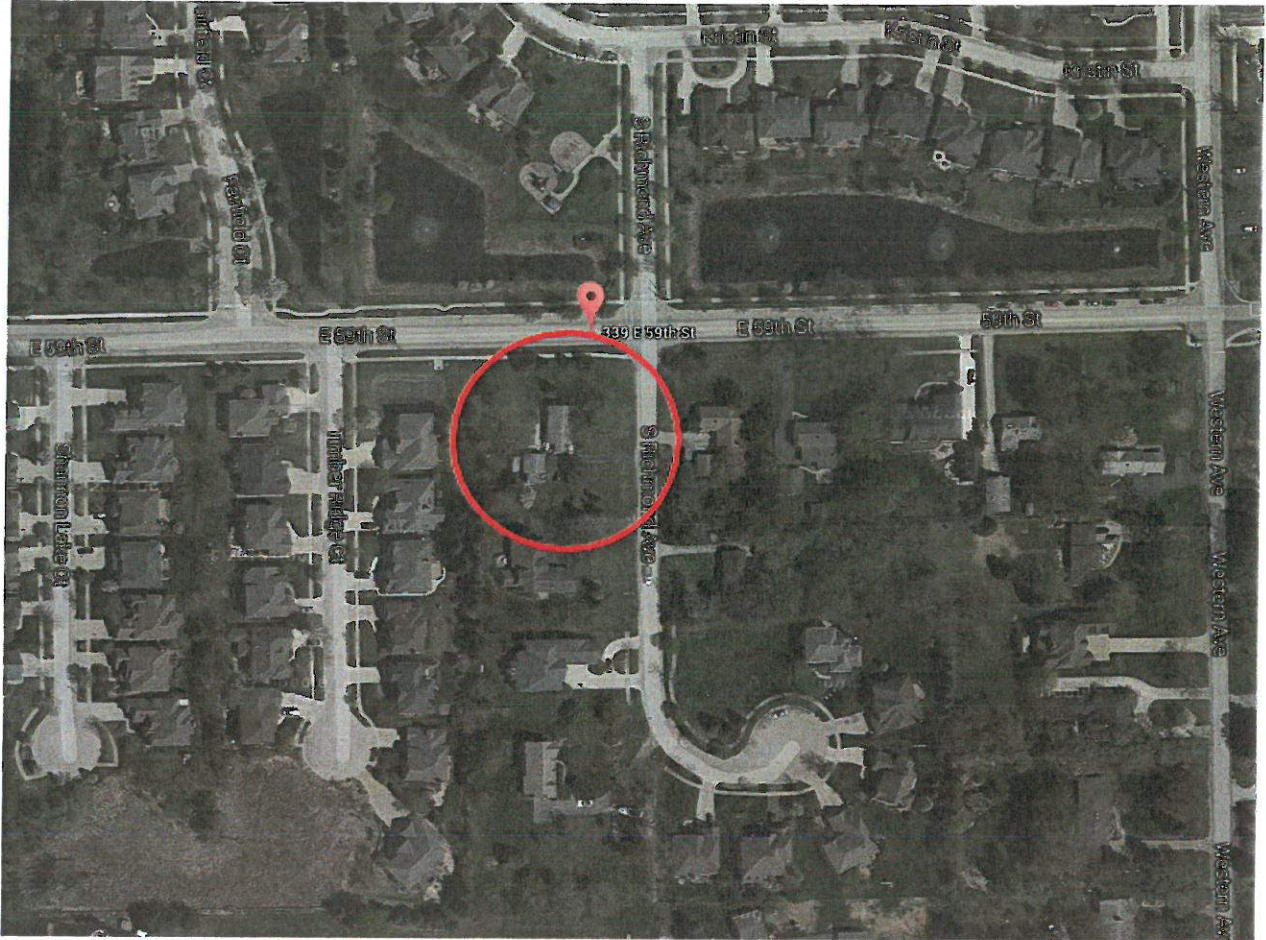
BACKGROUND OF ITEM

The subject lot is located on the southwest corner of 59th Street and Richmond Avenue, just before Richmond terminates in a cul-de-sac (shown in the aerial view below). It is a portion of Lot 22 in the Branigar Brothers 55th Street Farms Subdivision. The lot is approximately 205' x 180' and contains .85 acres.



Zoning map -339 East 59th Street

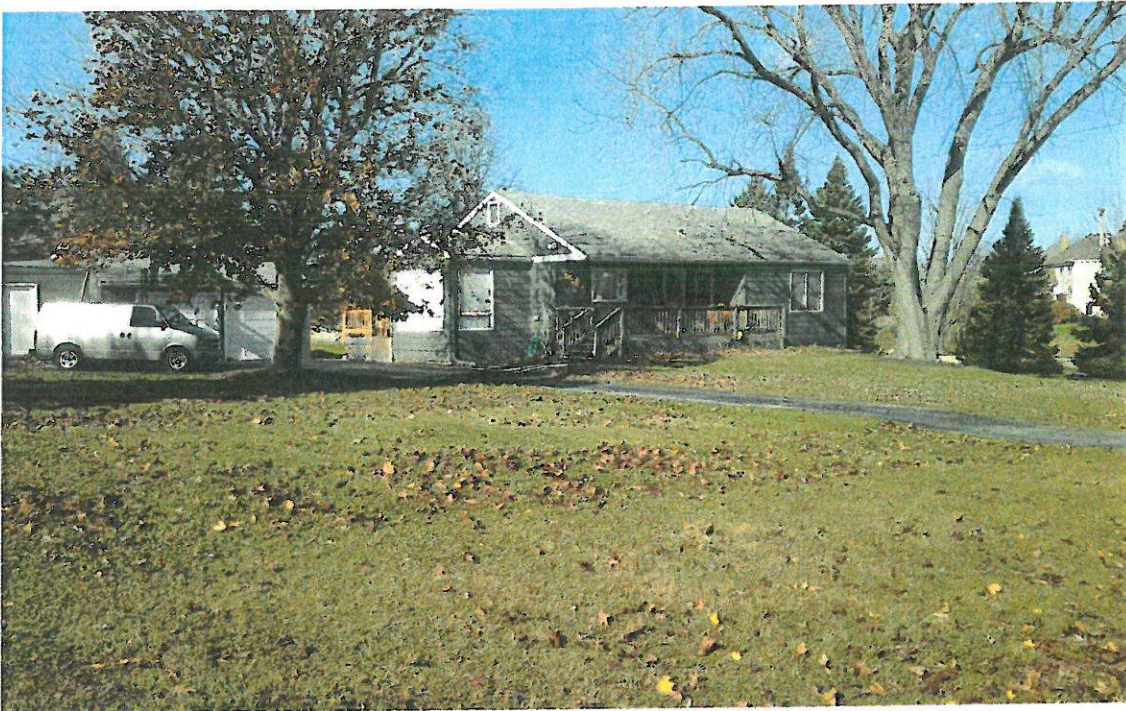
Surrounded entirely by single-family properties, zoning in all contiguous proximity is zoned R-3 Single Family Detached Residential. Properties in the vicinity vary from R-1, R-2 and R-3 within the Village, and similar uses in the nearby unincorporated areas and adjacent Willowbrook. Amenities such as curbs and sidewalks adjacent Richmond have not yet been improved.



Aerial view - 339 East 59th Street

The petitioner has requested to both rezone the property from R-1 to R-3 Single Family Detached Residential District, and then subdivide the property into two buildable lots based on the R-3 bulk standards.

The existing lot is addressed off 59th Street and fronts to Richmond Avenue. The proposed subdivision would orient both lots to Richmond Avenue, and the existing home would be demolished in preparation of the new construction. Both lots would be given new addresses on Richmond Avenue to account for the change in frontage.



Street view on Richmond - 339 East 59th Street



Street view - rear of property from 59th Street

ZONING ANALYSIS

The requested subdivision of the existing lot creates two lots unequal in size. Lot 1 contains 17,555 sq. ft and measures approximately 95' x 185'. Lot 2 contains 15,766 sq. ft and measures approximately 85' x 185'.

The split is unequal due to required on-site stormwater detention. The topography of Lot 1 is significantly lower in elevation than Lot 2, hindering a shared detention area and resulting in all detention residing on Lot 1 adjacent 59th Street. While the split could be proposed with equal widths, the applicant wishes to preserve more buildable area and useable yard space for the corner lot.

Appendix "A" Section 6.04- Bulk and Development Standards for both R-1 and R-3 Single Family District

	Lot Area (min.)	Lot Width (min.)	Front Yard Setback (min.)	Interior Yard Setback (min.)	Rear Yard Setback (min.)
R-1	15,000 sf	100'	50'	10' min per side/20% lot width in aggregate	20% of lot depth
R-3	7,800 sf	60'	35'	6' min per side/20% lot width in aggregate	20% of lot depth
Proposed Lot 1	17,555 sf	95'	To be confirmed during permitting.	To be confirmed during permitting.	To be confirmed during permitting.
Lot 2	15,766 sf	85'			

This unequal lot split would meet the required minimum square footage for the R-1 Bulk Standards, but not the required minimum width. Both lots would exceed the R-3 minimum width Bulk Standards.

In addition to the subdivision, the lot split requires right-of-way dedication for Richmond Avenue. Not fully developed in width, lacking curb and sidewalk, and containing an underground sanitary sewer line, the east 20' of the property is being dedicated to the Village as right-of-way. This 20' had previously been obtained from the properties to the south, and would allow for eventual completion of the parkway improvements. This 20' dedication, in conjunction with a 50' required setback for the R-1 District, would create front yard setbacks not in line with the rest of the street, which are typically 35'. The less stringent 35' setback of the R-3 zoning would create new construction cohesive to the rest of the street.

Based on surrounding zoning, setback conditions and lot width, R-3 would be the most appropriate zoning.

As proposed, the subdivision would meet bulk regulations of the R-3 Single Family Detached Residence District and all new construction would meet required setbacks. The current 35 percent maximum allowable lot coverage requirement could permit a total of 11,660 square feet of impervious surface between the two lots. Lot 1 would not likely reach the maximum lot coverage due to both corner setback conditions and required on-site detention.

Details pertaining to bulk regulations would be confirmed at the time building and engineering permits are submitted.

REVIEW COMMENTS

Engineering Synopsis - Consultant Bryant's comments are attached for your review. The proposed detention area was carefully reviewed, and Post Construction Best Management Practices will be required. Revisions will be coordinated through the permit submittal.

Public Works Synopsis - Public Works Supervisor Noriega's comments are attached for your review. The memo comments include of all public parkway improvements including tree plantings along both 59th and Richmond.

Other Departments - Fire Department and the Landscape Architect did not have any comments.

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan recognizes single family detached in this area and states new homes should consider the established character of surrounding single-family areas. This rezoning and lot subdivision will be in conformance with these guidelines.

SUMMARY

The applicant requests approval of a rezoning of the subject property from R-1 to R-3 Single Family Detached District and a subdivision of a single lot into two buildable lots for new construction.

DOCUMENTS ATTACHED

- 1) Public hearing notice appearing in the November 25, 2015 edition of Westmont Suburban Life
- 2) Staff Reviews
 - a) Public Works Supervisor Noriega, dated November 18, 2015
 - b) Engineering Consultant Anthony Bryant, dated November 23, 2015
- 3) Application for Planning and Zoning Commission review dated November 06, 2015.
 - a) Plat of survey, prepared by Landmark Engineering, LLC, dated November 03, 2015.
 - b) Preliminary Plat of Subdivision prepared by Landmark Engineering, LLC, undated.
 - c) Preliminary Engineering Plan prepared Landmark Engineering, LLC, dated November 05, 2015.



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

Date: November 18, 2015

To: Mr. Bruce Mack (bemack8811@gmail.com)

From: Noriel Noriega, PE, CPESC
Public Works Supervisor, Engineering and Street Operations

RE: Proposed Mack's Resubdivision
339 E. 59th Street
Preliminary Review #1

We are in receipt of the proposed preliminary site improvement plan for the Mack's Resubdivision at 339 E. 59th Street dated 11/05/2015 prepared by Landmark Engineering LLC. Before the Village can recommend any approvals, the following items will need to be addressed:

1. Subdivision ordinance requires Richmond Avenue, along the frontage of the property, to be fully improved (roadway widening, curb, sidewalk, storm sewer, street lighting, parkway trees, etc). This will leave a short section of Richmond that will not be fully completed. The Village will be interested in participating financially to complete the improvements for the remainder of Richmond Avenue.
2. VCBMP and PCBMP will be required. Design criteria may be taken from the DuPage Appendix E Water Quality Best Management Practices Technical Guidance Manual.
3. The High Water Level within the proposed basin must have a minimum of 2-feet of freeboard and must be located a minimum of 10-feet from the foundation.
4. Address Mr. Jon Yeater's, Public Works Foreman - Village Forester, comments:
 - a. There are 18 existing trees on the properties. If there are significant grade changes, saving the trees will be difficult. Indicate which trees will be saved or removed.
 - b. According to the Village's Tree and Landscape Ordinance "Any application for any building permit for any residential construction in excess of 1,000 square feet of new structure, and any new business or institutional construction, and any additional construction at any business or institutional structure increasing the bulk thereof shall be required to install a parkway tree of approved species for each thirty five linear feet (35') of parkway", therefore 10 parkway trees will be required to be planted in the parkway at this location. I will select species later in the planning process. Please let me know when tree selection will be needed.

If you have any further questions or concerns, please contact me at 630-981-6295.



November 23rd, 2015

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Land Development, Stormwater & BMP Review – Site Improvement
Plans for 339 E. Richmond Avenue Subdivision

We have performed a PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Land Development, Stormwater Management and BMP measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont and DuPage Countywide Stormwater Ordinance and visiting the site we have the following comments:

Engineering Plans and General Comments

1. Provide a copy of the FIRM, Wetlands, and NRCS Soil Map and Hydrologic Group Information.
2. Show and provide for a stormwater detention easement on the plans.
3. Two County benchmarks should be referenced on the plans and tied into NAVD 88.
4. Provide an existing conditions only plan. Provide detailed calculations indicating the existing and proposed impervious area.
5. Indicate the structure inverts on the plans. Inverts will determine the proposed head for the purposes of sizing the orifice.
6. The proposed orifice shall be a perforated riser, per the Village detail.
7. A minimum of 1-foot of freeboard is required for the detention basin overflow weir. It appears that the top of the weir is at approximately 741.5 feet which would reduce the amount of detention.
8. The development disturbs less than an acre; provide a sediment and erosion control indicating the use of silt fence, construction entrance, topsoil stockpile, inlet filters, tree protection, basin erosion control, etc.
9. Provide an impervious area exhibit with detailed calculations for the existing and proposed impervious area. If greater than 2500 square feet of additional impervious is proposed a PCBMP submittal shall be made and VCBMPs will be required. Recommended VCBMP location is the bottom of the detention basin. Outfall elevations should be raised to accommodate the VCBMP volume proposed in the bottom of the basin.
10. Provide a planting and landscaping plan.



November 23rd, 2015

Page 2

11. PCBMPs and VCBMPs must treat 100 percent of the site runoff from impervious areas.
12. Design calculations shall be provided for the overflow weir, provide rip-rap of similar erosion control at the downstream end.
13. Provide storm sewer sizing and grate capacity calculations: 100-year runoff must be conveyed to the detention basin. It may be necessary to add a structure to the south of the proposed storm sewer to pick up runoff from Lot 2.

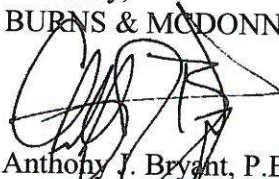
Plat Review Comments

14. Remove all building setback lines from the Plat.
15. Show location and dimensions of Detention and Stormwater Management Easement on the Plat.
16. Provide a utility easement of the storm pipe tributary to the basin.
17. Provide a correct legal description for the subdivision.
18. Provide PIN numbers and address for subject properties.
19. Title of the document shall be "Preliminary Plat of Subdivision" during the review process.
20. Provide written permission from the surveyor, allowing the Village to record the Plat. This may be included in the surveyor signature block.
21. Provide a "return to the Village of Westmont Community Development Department" block.
22. Please provide an item by item disposition of comments letter with your next submittal.

If you have any questions, please call me at (630) 724-3283.

Sincerely,

BURNS & McDONNELL ENGINEERING CO., INC.



Anthony J. Bryant, P.E.

J.A. Mack

339 E. 59th Street
Westmont, IL 60559

November 4, 2015

Village of Westmont
Attn: Jill H. Ziegler, AICP
Village Planner - Community Development Department
31 W. Quincy Street
Westmont, IL 60559

Re: 339 E. 59th Street
Westmont, IL

Dear Ms. Ziegler:

This letter serves as my intention to rezone the existing single family residence, commonly known as 339 E. 59th Street, Westmont, IL. The property is currently zoned R1, and it is my request to rezone the property to R3 for the purpose of a 2-lot subdivision with no variance required. With the R-3 request, the property would conform to what is existing in the area and also not restrict the corner lot with a greater side and front yard setback as required in R1A zoning.

The corner lot will be approximately 95 x 185, 17,525 square feet in size, and the interior lot will be approximately 85 x 185, 15,725 square feet in size.

I also intend to dedicate 20' of right-of-way, if required, to the Village of Westmont.

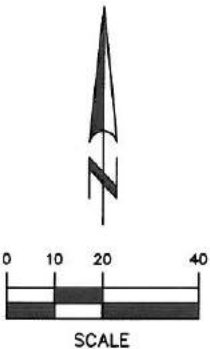
Respectfully submitted,

J. A. Mack

J. A. Mack

PLAT OF SURVEY

THE EAST 205.48 FEET (EXCEPT THE SOUTH 449.57 FEET THEREOF) OF LOT 22 IN BRANIGAR BROS. FIFTY-FIFTH STREET FARMS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT SCHOOL LOT) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1920, AS DOCUMENT 141091, IN DuPAGE COUNTY, ILLINOIS;



PREPARED FOR:
EMS CONSTRUCTION, INC.

PREPARED BY:

LANDMARK

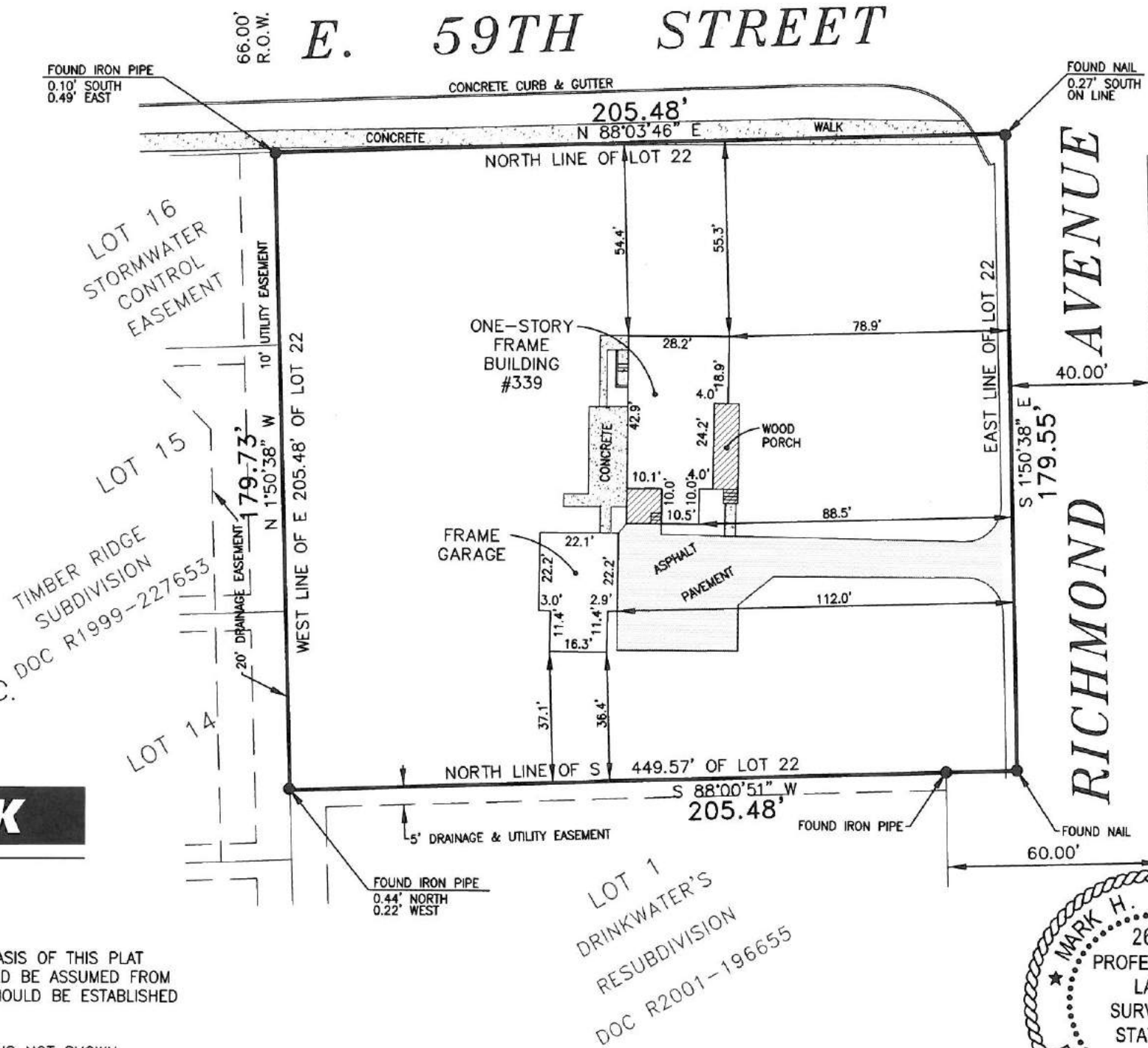
ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-005577

7808 W. 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED: 11/2/15

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

DATED: 11/3/15

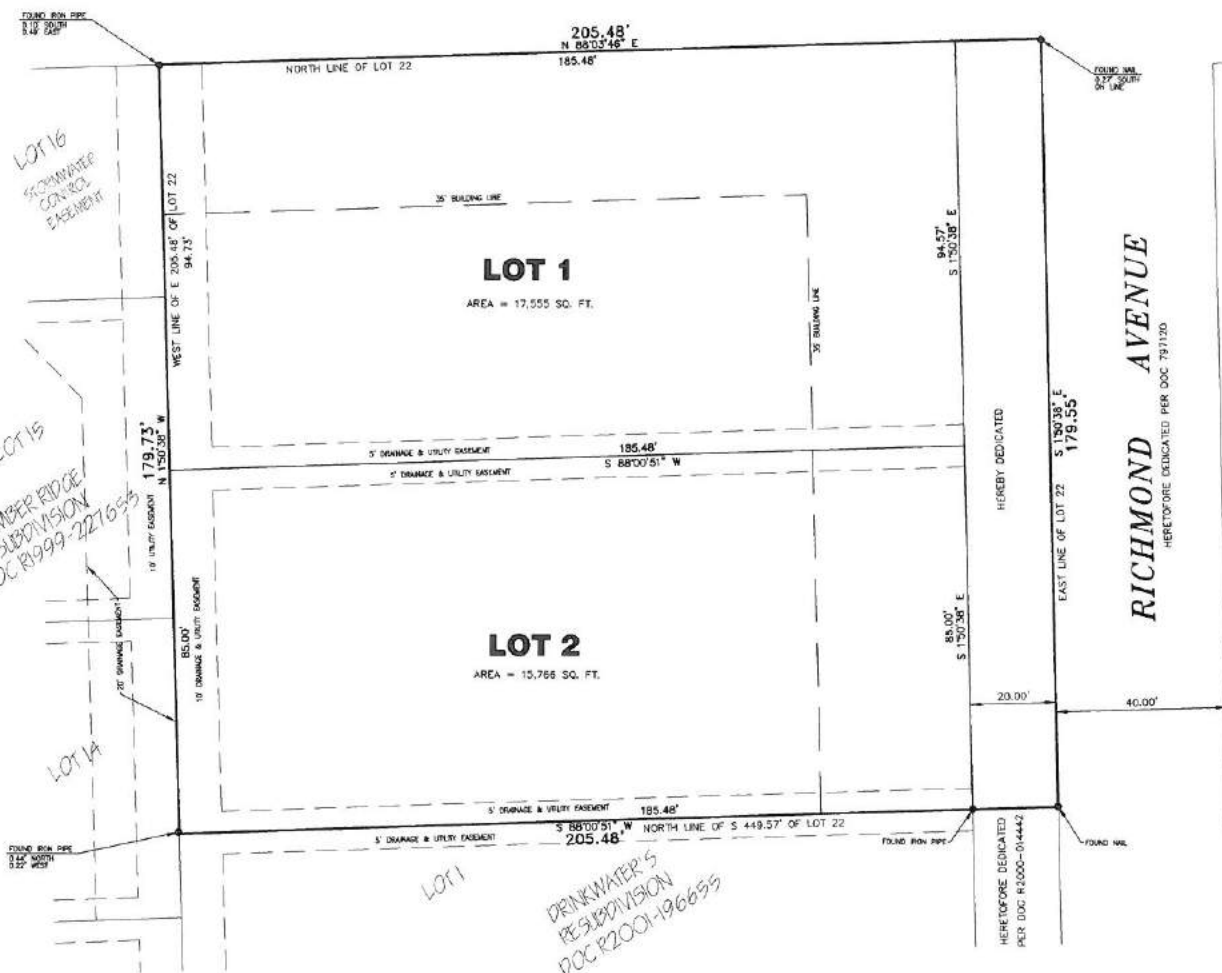


MARK H. LANDSTROM I.P.L.S. No. 2625
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY NO. 15-10-086-POS

MACK'S RESUBDIVISION

OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

E. 59TH STREET
HERETOFORE DEDICATED PER DOC 141091



LAND SURVEYOR

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 205.48 FEET (EXCEPT THE SOUTH 449.57 FEET THEREOF) OF LOT 22 IN BRANIGAR BROS. FIFTY-FIFTH STREET FARMS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT SCHOOL LOT) AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1920, AS DOCUMENT 141091, IN DU PAGE COUNTY, ILLINOIS;

AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, WHICH CONTAINS 36,912 SQUARE FEET (MORE OR LESS) THEREIN. ALL REGULATIONS ENACTED BY THE DU PAGE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH AND DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF WITH BEARINGS BASED ON TRUE NORTH DETERMINED BY GPS MEASUREMENT.

I FURTHER STATE THAT THIS SUBDIVISION IS WITHIN THE VILLAGE OF WESTMONT, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AND THAT ALL LOT CORNERS WILL BE STAKED WITH IRON PIPES OR ROOSTS AT THE COMPLETION OF GRADING OPERATIONS.

THE PROPERTY INCLUDED IN THIS SUBDIVISION LIES ENTIRELY WITHIN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT CHANCE ANNUAL FLOODPLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP No. 17043C09054, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.

DATED AT PALOS HILLS, ILLINOIS, THIS 3rd DAY OF NOVEMBER, A.D. 2010.

MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE RENEWAL DATE: 11/30/2018

OWNER'S CERTIFICATE

REPUBLIC BANK OF CHICAGO TRUST #1742 HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 I.L.C.S. 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICTS:

MAERKER ELEMENTARY SCHOOL DISTRICT 60
2827 S. CASS AVE - WESTMONT, IL 60559
HINSDALE CENTRAL HIGH SCHOOL DISTRICT 88
5500 S. GRANT STREET - HINSDALE, IL 60521
COLLEGE OF DU PAGE 502
425 22nd STREET - GLEN ELLYN, IL 60137

DATED AT THIS ____ DAY OF _____, A.D. 20____

SIGNATURE

PRINTED NAME

TITLE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID REPUBLIC BANK OF CHICAGO TRUST #1742 FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING & ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

SIGNED: _____ CHAIRMAN ATTEST: _____ SECRETARY

SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____, EXECUTIVE DIRECTOR FOR THE HINSDALE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT HINSDALE, ILLINOIS, ____ DAY OF _____, A.D. 20____

EXECUTIVE DIRECTOR

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, VIRGINIA SZYMSKI, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON ____ DAY OF _____, 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS, THIS ____ DAY OF _____, A.D. 20____

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

I, BONNIE OWENS, FINANCE DIRECTOR OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, ILLINOIS, ____ DAY OF _____, A.D. 20____

VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, ILLINOIS, ____ DAY OF _____, A.D. 20____

VILLAGE ENGINEER

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS, THIS ____ DAY OF _____, A.D. 20____

COUNTY CLERK

DU PAGE COUNTY RECORDER

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID ON THE ____ DAY OF _____, A.D. 20____ AT ____ O'CLOCK ____ M.

COUNTY RECORDER

PREPARED BY:

LANDMARK
ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 184-005577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 15-10-086

MACK'S RESUBDIVISION - PRELIMINARY ENGINEERING PLAN

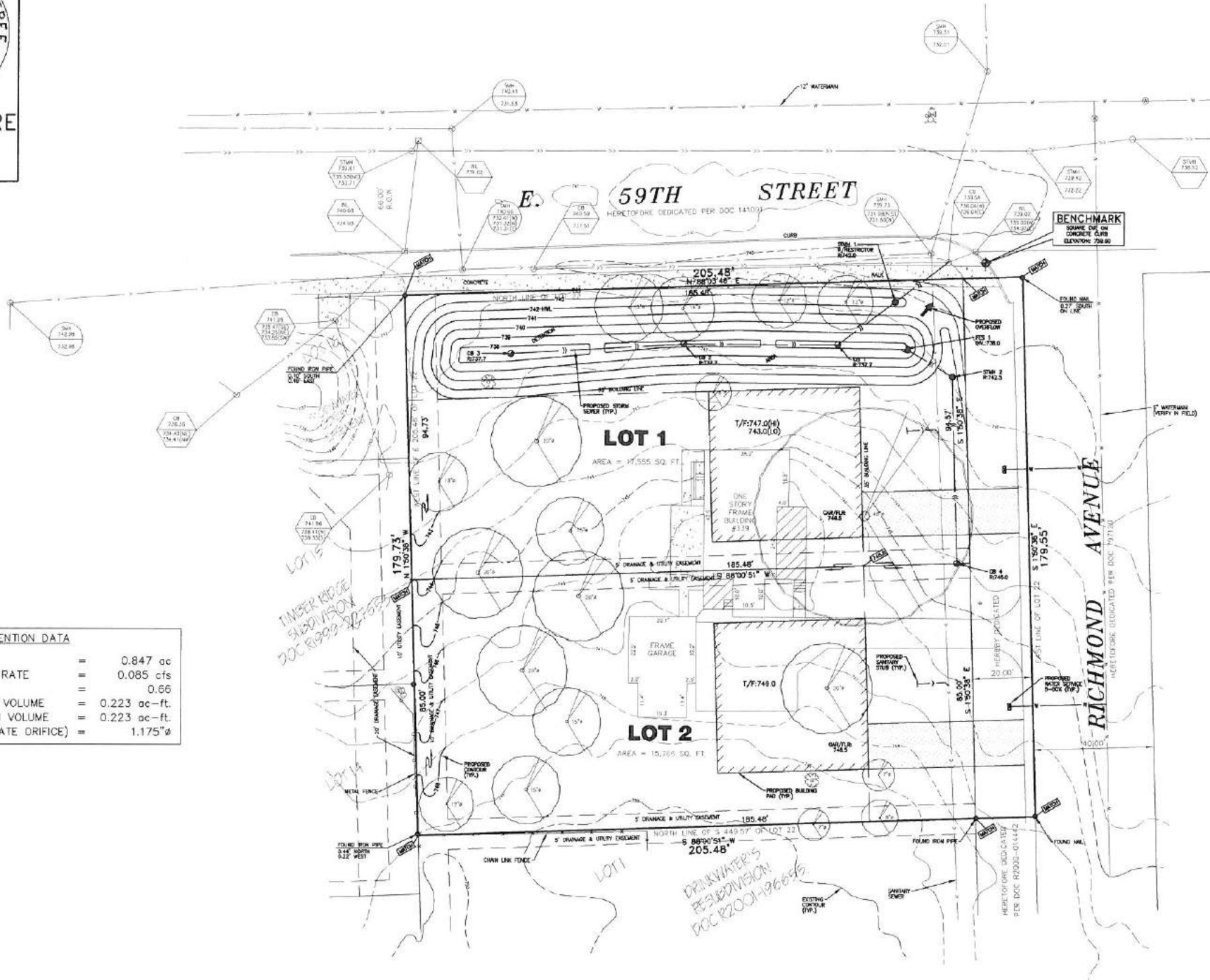
OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 00-15-301-045-0000

PROPERTY ADDRESS: 339 E. 59TH STREET, WESTMONT, IL.



LEGEND	
EXISTING	PROPOSED
WATER LINE	W
STORM SEWER	S
SANITARY SEWER	SS
CHURN LINE FENCE	CLF
METAL FENCE	M
SANITARY MANHOLE	SM
MANHOLE	M
CATCH BASIN	CB
INLET	I
WATER MANHOLE	WM
WATER VALVE	WV
9-BOX	9B
HYDRANT	H
CABLE PEDestal	CP
TELECO PEDestal	TEP
ELECTRIC PEDestal	EP
UTILITY POLE	UP
STORM SEWER	S
SANITARY	SS



DETENTION DATA	
SITE AREA	= 0.847 ac
ALLOWABLE RELEASE RATE	= 0.085 cfs
C (RUNOFF COEFF.)	= 0.66
REQUIRED DETENTION VOLUME	= 0.223 ac-ft.
PROPOSED DETENTION VOLUME	= 0.223 ac-ft.
RESTRICTOR SIZE (PLATE ORIFICE)	= 1.175"

ZONING DATA	
CURRENT ZONING	= R1
PROPOSED ZONING	= R3
R3 ZONING DATA:	
MINIMUM LOT AREA	= 7800 S.F.
MINIMUM LOT WIDTH	= 60 FT
FRONT YARD SETBACK	= 35 FT
SIDE YARD (ADJOINING ST.)	= 35 FT
SIDE YARD (INTERIOR)	= 20% LOT WIDTH/6' MIN.
REAR YARD	= 20% LOT DEPTH
LOT 1 AREA	= 17555 S.F.
LOT 2 AREA	= 15766 S.F.

PREPARED FOR:
EMS CONSTRUCTION, INC.
ATTN: BRUCE MACK
3731 PRAIRIE AVENUE, UNIT 8
BROOKFIELD, IL 60513
PHONE: (708) 447-8800

PREPARED BY:

LANDMARK

ENGINEERING LLC
DESIGN FIRM REGISTRATION NO. 174-00577
7808 WEST 103RD STREET
PALOS HILLS, ILLINOIS 60465-1529
Phone (708) 599-3737
SURVEY No. 15-10-086



Handwritten signature of Bruce Mack

DATED: NOVEMBER 5, 2015



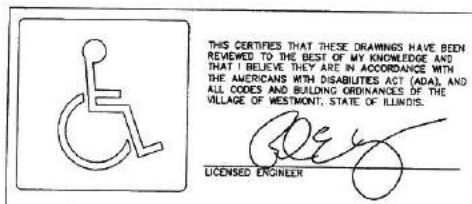
REVISED

INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT OF SUBDIVISION
4. PRELIMINARY ENGINEERING
5. EROSION & SEDIMENT CONTROL PLAN

VOLUME CONTROL BMP CALCULATIONS	
NEW IMPERVIOUS:	11,662 S.F.
REQUIRED STORAGE VOLUME: (NEW IMPERVIOUS \times 1.25")	1,215 C.F.
PROPOSED STORAGE VOLUME:	1,225 C.F.
SWALE (62' \times 3' \times 0.5')	= 267 C.F.
BOTTOM OF POND	= 958 C.F.

DETENTION DATA	
SITE AREA	= 0.765 ac
ALLOWABLE RELEASE RATE	= 0.076 cfs
C (RUNOFF COEFF.)	= 0.66
REQUIRED DETENTION VOLUME	= 0.197 ac-ft.
PROPOSED DETENTION VOLUME	= 0.204 ac-ft.
RESTRICTOR SIZE	= 1.27"



MACK'S RESUBDIVISION

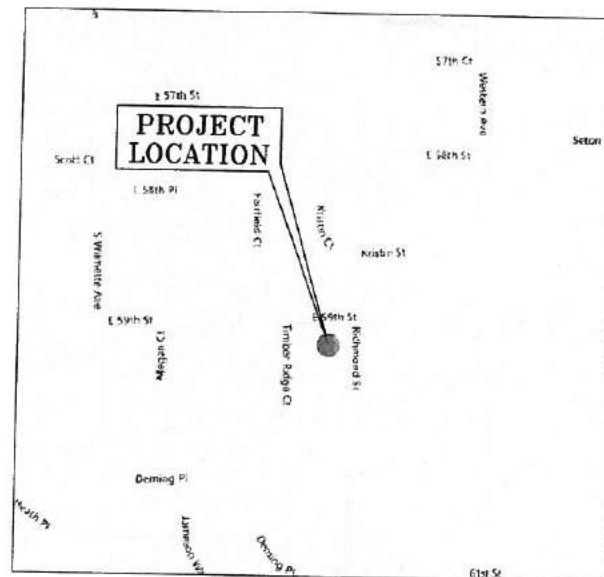
OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PIN: 09-15-301-045-0000

PROPERTY ADDRESS: 339 E. 59TH STREET, WESTMONT, IL

DEC 3 2015

LEGEND	
EXISTING	PROPOSED
WATER LINE	WATER LINE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
CHAIN LINK FENCE	CHAIN LINK FENCE
METAL FENCE	METAL FENCE
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
WATER VALVE	WATER VALVE
WATER METER	WATER METER
HYDRANT	HYDRANT
PAVE PEDESTAL	PAVE PEDESTAL
YELLOW PEDESTAL	YELLOW PEDESTAL
ELECTRIC PEDESTAL	ELECTRIC PEDESTAL
UTILITY POLE	UTILITY POLE



LOCATION MAP

CIVIL ENGINEER: LANDMARK ENGINEERING, LLC
BRAD E. HENSLEY, P.E.
7808 W. 103RD STREET
PALOS HILLS, IL 60465
(708) 599-3737

CLIENT/DEVELOPER: EMS CONSTRUCTION, INC.
ATTN: BRUCE MACK
3731 PRAIRIE AVENUE, UNIT 8
BROOKFIELD, IL 60513
PHONE: (708) 447-8800

BENCHMARK: 0135
DESCRIPTION: STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET. STATION IS 70.0 FT. SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FEET EAST OF THE CENTERLINE OF MADISON STREET. MONUMENT IS A 3.5 INCH BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FEET ABOVE GRADE. ELEVATION: 732.16

BENCHMARK: DGN17001
DESCRIPTION: STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND 55TH STREET. STATION IS 26.5 FEET SOUTH OF THE CENTERLINE OF 55TH STREET, 51.0 FEET WEST OF THE CENTERLINE OF MAIN STREET, AND 15.0 FEET EAST OF A POWER POLE "V0-75 SP 6 4 40". MONUMENT IS A BRONZE DISK IN THE SOUTHEAST SIDE OF A CONCRETE TRAFFIC SIGNAL BASE. ELEVATION: 756.72

ZONING DATA	
CURRENT ZONING	= R1
PROPOSED ZONING	= R3
R3 ZONING DATA:	
MINIMUM LOT AREA	= 7800 S.F.
MINIMUM LOT WIDTH	= 60 FT
FRONT YARD SETBACK	= 35 FT
SIDE YARD (ADJOINING ST.)	= 35 FT
SIDE YARD (INTERIOR)	= 20% LOT WIDTH/6' MIN.
REAR YARD	= 20% LOT DEPTH
LOT 1 AREA	= 17555 S.F.
LOT 2 AREA	= 15766 S.F.

LOT COVERAGE DATA	
EXISTING IMPERVIOUS AREA	= 4,676 (SF)
PROPOSED IMPERVIOUS AREA (35% OF LOT AREA)	= 11,662 (SF)
NET NEW IMPERVIOUS	= 6,986 (SF)

DUTY TO INDEMNIFY
THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE MUNICIPALITY, OWNER AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, OR GROWING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND AND EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THE OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK [IL REV. STAT. CH. 17-1/2 PAR. 51 ET. SEQ.] IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OF DAMAGE, OF CLAIMS THEREOF, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

MACK'S RESUBDIVISION
339 E. 59TH STREET, WESTMONT, IL
COVER SHEET

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET

1 OF 5
15-10-086

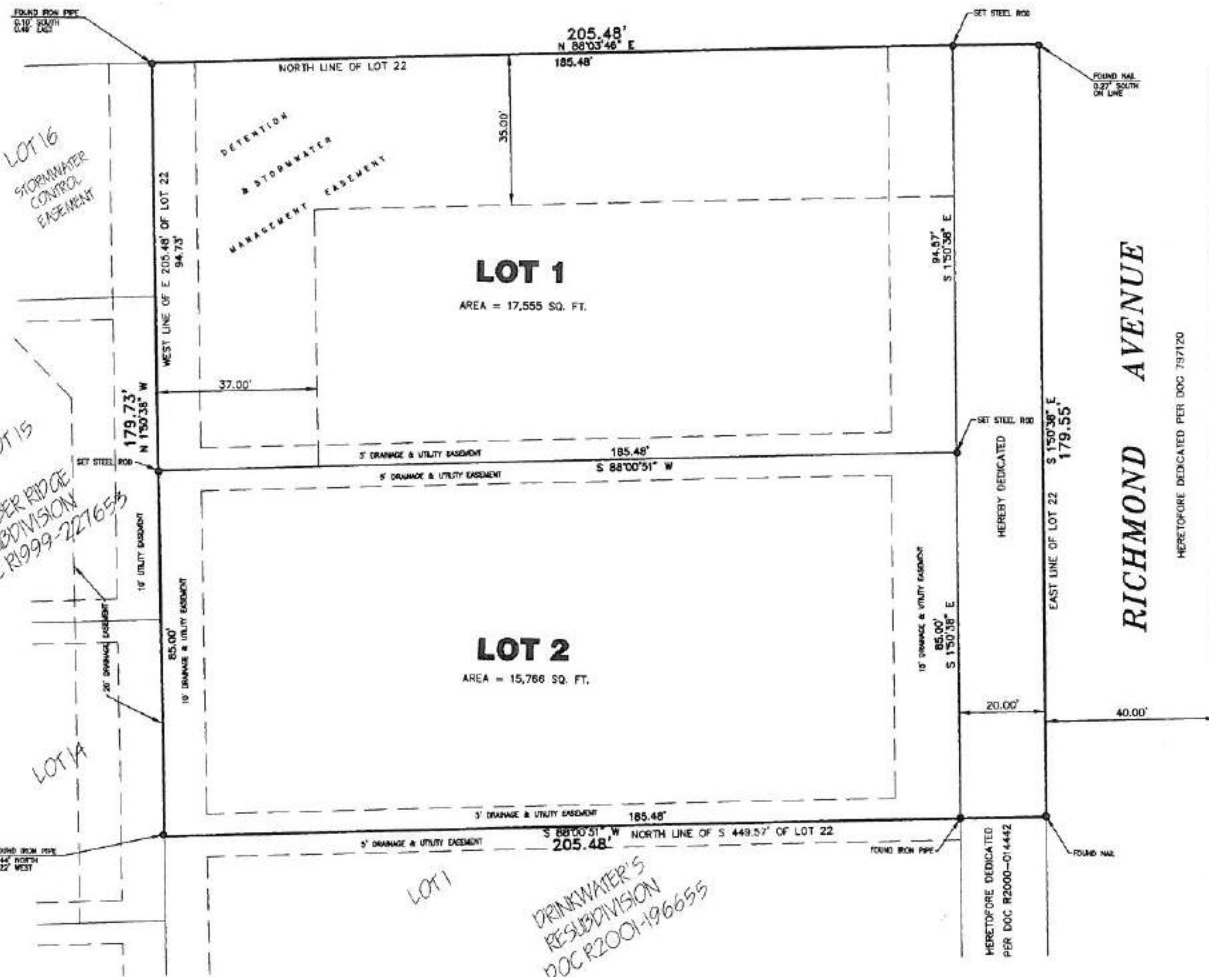
PRELIMINARY PLAT OF SUBDIVISION
MACK'S RESUBDIVISION
OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE
11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AFFECTS PIN: 09-15-301-045

ADDRESS
339 EAST 59TH STREET
WESTMONT, IL 60559

E. 59TH STREET

HERETOFORE DEDICATED PER DOC 141091



PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTMONT, ILLINOIS, AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WESTMONT, INCLUDING, BUT NOT LIMITED TO, COMED, SBC, NICOR, AND COMCAST, AND HINSDALE SANITARY DISTRICT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITY & DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, OPERATE, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICITY, SOUNDING AND SIGNALS, GAS PIPELINES, WATER PIPELINES, STORM AND SANITARY SEWERS, AND STORMWATER DRAINAGE PATHS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY AS NECESSARY. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, ROOTS, SHRUBS, OR OTHER PLANTS ON SAID INDICATED EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF SAID EASEMENT SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, WHERE SAID INDICATED EASEMENTS ARE USED BOTH FOR DRAINAGE, SEWERS, AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WESTMONT.

AFTER RECORDING RETURN TO:
VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT DEPARTMENT
31 WEST QUINCY STREET
WESTMONT, IL 60559

LAND SURVEYOR

I, MARK H. LANDSTROM, ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2625, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 205.48 FEET (EXCEPT THE SOUTH 449.57 FEET THEREOF) OF LOT 22 IN BRANWIG BROS. FIFTY-FIFTH STREET FARMS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT SCHOOL LOT) AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1920, AS DOCUMENT 141091, IN DU PAGE COUNTY, ILLINOIS;

AND THAT THE HEREON DRAIN PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, WHICH CONTAINS 36,912 SQUARE FEET (MORE OR LESS) THEREIN. ALL REGULATIONS ENACTED BY THE DU PAGE COUNTY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH AND DETERMINED BY GPS MEASUREMENT.

I FURTHER STATE THAT THIS SUBDIVISION IS WITHIN THE VILLAGE OF WESTMONT, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AND THAT ALL LOT CORNERS WILL BE STAKED WITH IRON PIPES OR RODS AT THE COMPLETION OF GRADING OPERATIONS.

THE PROPERTY INCLUDED IN THIS SUBDIVISION LIES ENTIRELY WITHIN UNSHADED ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT CHANCE ANNUAL FLOODPLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP No. 17043C0000H, HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2004.

I ALSO HEREBY DESIGNATE THE VILLAGE OF WESTMONT, ILLINOIS, AS THE ENTITY TO RECORD THIS PLAT OF SUBDIVISION.

DATED AT PALOS HILLS, ILLINOIS, THIS 3rd DAY OF DECEMBER, A.D. 2015.

MARK H. LANDSTROM
I.P.L.S. No. 2625
LICENSE EXPIRATION DATE: 11/30/2018

OWNER'S CERTIFICATE

REPUBLIC BANK OF CHICAGO TRUST #1742 HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. FURTHERMORE, PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ICS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICTS:

MAERKER ELEMENTARY SCHOOL DISTRICT 60
5827 S. CASS AVE. - WESTMONT, IL 60559

HINSDALE CENTRAL HIGH SCHOOL DISTRICT 86
5500 S. GRANT STREET - HINSDALE, IL 60521

COLLEGE OF DU PAGE 502
425 22nd STREET - GLEN ELLYN, IL 60137

DATED AT THIS _____ DAY OF _____, A.D. 20____

SIGNATURE _____

PRINTED NAME _____

TITLE _____

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING & ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

SIGNED: _____ CHAIRMAN

ATTEST: _____ SECRETARY

SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____, EXECUTIVE DIRECTOR FOR THE HINSDALE SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT HINSDALE, ILLINOIS, _____ DAY OF _____, A.D. 20____

EXECUTIVE DIRECTOR

VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, VIRGINIA SZYMSKI, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20____, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HEREIN SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

I, BONNIE OWENS, FINANCE DIRECTOR OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WESTMONT, ILLINOIS, _____ DAY OF _____, A.D. 20____

VILLAGE TREASURER

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, DO HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, ILLINOIS, _____ DAY OF _____, A.D. 20____

VILLAGE ENGINEER

COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK

DU PAGE COUNTY RECORDER

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.

COUNTY RECORDER

REV. BY	REV. DATE	REVISIONS
T.G.	11/3/15	ORIGINAL SUBMITTAL
T.G.	12/3/15	VILLAGE COMMENTS

LANDMARK
ENGINEERING LLC
OFFICE AND REGISTRATION NO. 184-000027
1000 N. RAND STREET
PALOS HILLS, IL 60465-1529
Phone: (708) 899-3737
Fax: (708) 899-2291

MACK'S RESUBDIVISION
339 E. 59TH STREET, WESTMONT, IL
PRELIMINARY PLAT OF SUBDIVISION

DRAWN BY: T.G.
DESIGNED BY: B.H.
CHECKED BY: M.L.

SHEET

3 of 5
15-10-086

